



## 377 BLACKBURN Drive Edmonton AB

\$474,900

Gracious two story home in amazing Blackburn location! The original owners have made significant upgrades over the years including cedar shake roof & furnace. The floor plan is perfect for a large family with spacious room sizes! Welcoming front veranda leads in to a large foyer. There is a flex room in front - can be sitting room, den or even formal dining! Living room with gas fireplace, dining area with door to the deck & outdoor living space. The kitchen offers a corner pantry, lots of cabinets & built ins - great for entertaining! Laundry is located on the main floor. Second floor has a huge primary suite with full ensuite & 2 walk-in closets. Two more bedrooms & a second full bath complete this level. Fully developed basement with a HUGE rec. rm, full bath & large bedroom & LOTS of storage. Air conditioned for year round comfort. This is an amazing opportunity for someone who is willing to make a minimal investment & paint the entire house & replace the flooring.

Listing Presented By:



Originally Listed by:  
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